

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: info@bmhestateagents.co.uk

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PROPERTY FOR SALE

31 RUDHAM AVENUE, GRIMSBY

PURCHASE PRICE £170,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£170,000

TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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31 RUDHAM AVENUE, GRIMSBY

Nestled in the desirable Rudham Avenue, Grimsby, this well-presented semi-detached house offers a perfect blend of comfort and convenience. With three spacious bedrooms and a well-appointed shower room on the first floor, this property is ideal for families or first-time buyers seeking a welcoming home.

Upon entering, you are greeted by a bright entrance hall that leads to two inviting reception rooms, including a lounge perfect for relaxation and a dining room ideal for entertaining guests. The kitchen is functional and well-equipped, while a convenient downstairs WC adds to the practicality of the layout.

The property boasts both front and rear gardens, providing ample outdoor space for gardening or enjoying the fresh air. Off-road parking for up to three vehicles is a significant advantage, complemented by a detached garage for additional storage or workshop space. Furthermore, the inclusion of an EV car charger highlights the property's modern amenities.

Situated close to well-regarded schools, this home is also conveniently located near Grimsby town centre and the picturesque Cleethorpes seafront, making it an excellent choice for those who appreciate both urban and coastal living. The light and airy feel throughout the property enhances its appeal, making it a delightful place to call home. This semi-detached gem is not to be missed and is sure to attract interest from a variety of buyers.

ENTRANCE HALL

Through a u.PVC double glazed front door into the hall with stairs to the first floor accommodation, a u.PVC double glazed window, an under stairs cupboard, a light and coving to the ceiling.



31 RUDHAM AVENUE, GRIMSBY

LOUNGE

17'6 x 11'6 (5.33m x 3.51m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a central heating radiator and a light to the ceiling.



LOUNGE



DINING ROOM

13'10 x 8'3 decreasing to 7'11 (4.22m x 2.51m decreasing to 2.41m)

The dining room is to the rear of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



KITCHEN

13'9 x 5'9 increasing to 8'6 (4.19m x 1.75m increasing to 2.59m)

The kitchen with a range of light beach effect wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with a chrome mixer tap. A housed gas oven and grill, a gas hob with a housed extractor fan above and there is plumbing for a washing machine. A u.PVC double glazed window, door to the lobby and dining room, tiled walls and floor and two lights to the ceiling.



KITCHEN



LOBBY

With a u.PVC double glazed door, a storage cupboard housing the central heating boiler. Part tiled walls, a tiled floor and a light to the ceiling.

WC

4'1 x 2'6 (1.24m x 0.76m)

With a white toilet, a white wall mounted sink unit with a chrome mixer tap. A u.PVC double glazed window, tiled walls and floor and a light to the ceiling.

LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. A u.PVC double glazed window, a light, coving and loft access to the ceiling.



BEDROOM 1

14'3 x 10'11 (4.34m x 3.33m)

Bedroom 1 is to the front of the property with a u.PVC double glazed walk-in bay window, a central heating radiator, a built-in airing cupboard, a light and coving to the ceiling.



BEDROOM 1



BEDROOM 2

10'5 x 10'11 (3.18m x 3.33m)

Another double bedroom to the rear of the property with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



BEDROOM 3

6'9 x 8'9 (2.06m x 2.67m)

This single bedroom is to the rear of the property with a u.PVC double glazed window, a light and coving to the ceiling.



SHOWER ROOM

6'2 x 5'11 (1.88m x 1.80m)

The shower room comprising of a walk-in shower with a chrome rise and a chrome head and a glass shower screen. A pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, the walls are part tiled and part u.PVC shower boarding, a chrome ladder style radiator, a tiled floor and a light to the ceiling.



GARAGE

The detached garage with an up and over door and there is light and power within.

OUTSIDE

The front garden has a walled boundary with wrought iron gates and is mainly laid to decorative stones with established borders. There is a block paved path and drive that, a wooden gate leading into the rear garden and an EV car charger.

The rear garden has a fenced boundary and is mainly laid to lawn with established borders, a patio area, a raised patio area and a timber shed.



31 RUDHAM AVENUE, GRIMSBY

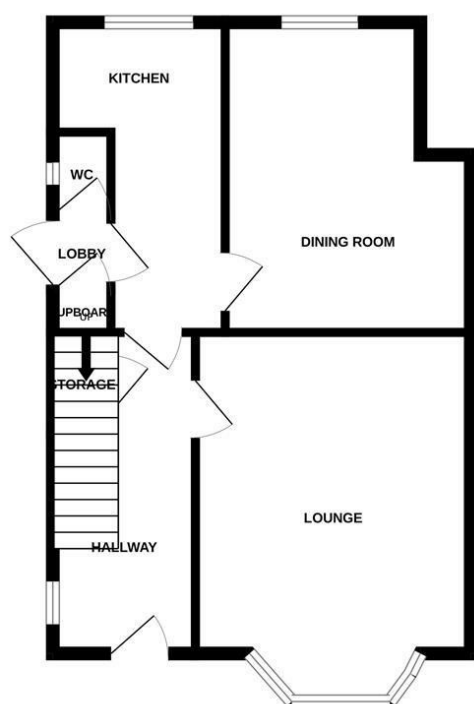
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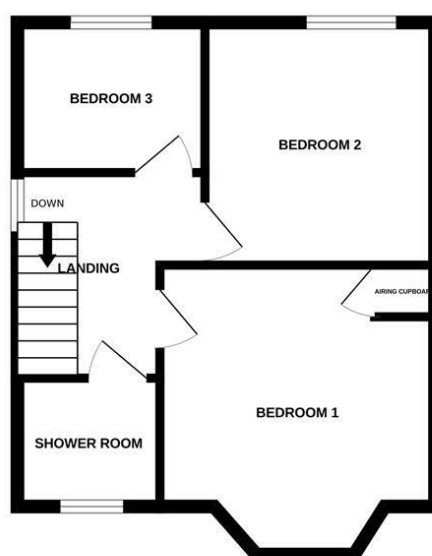
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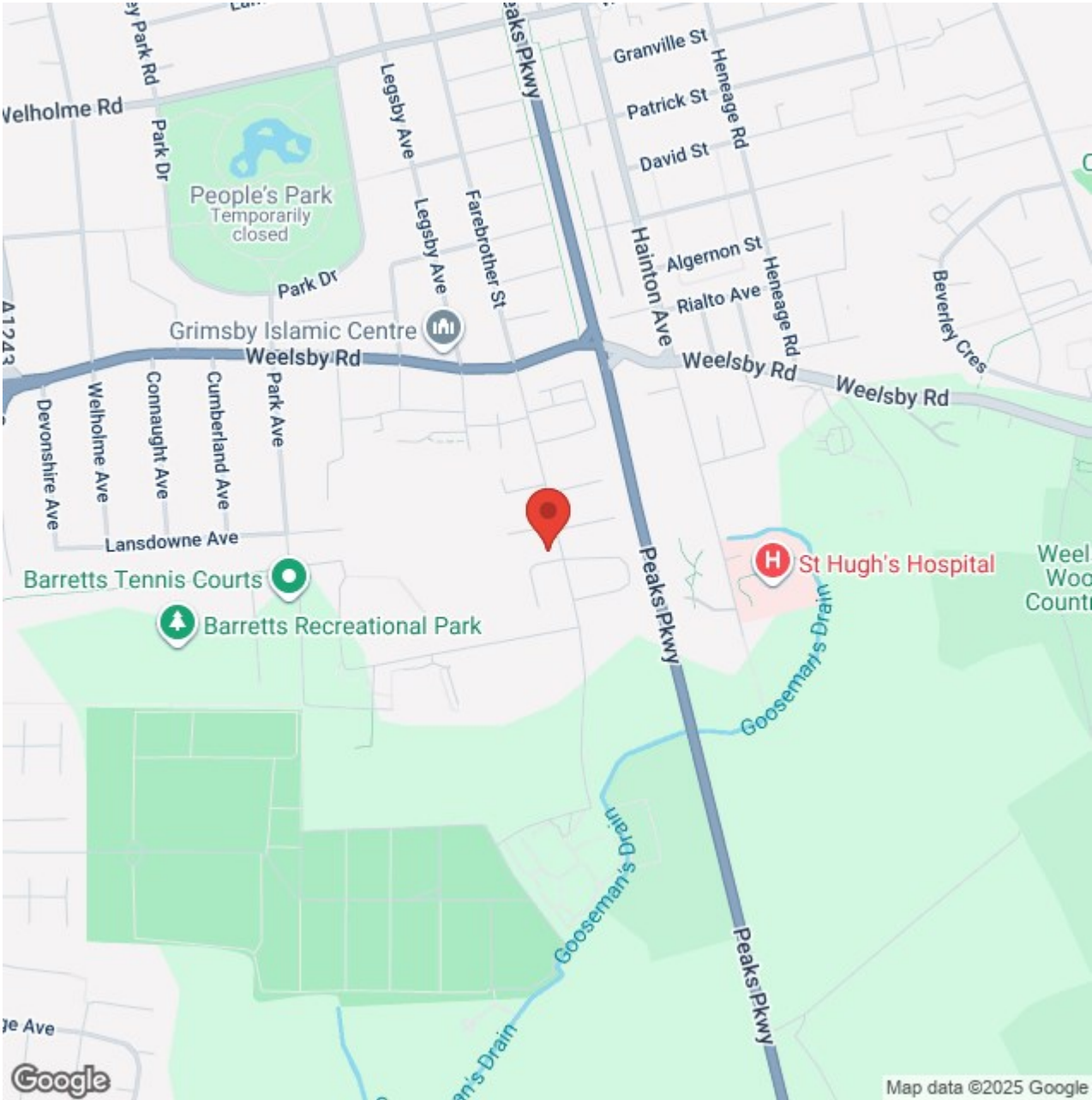
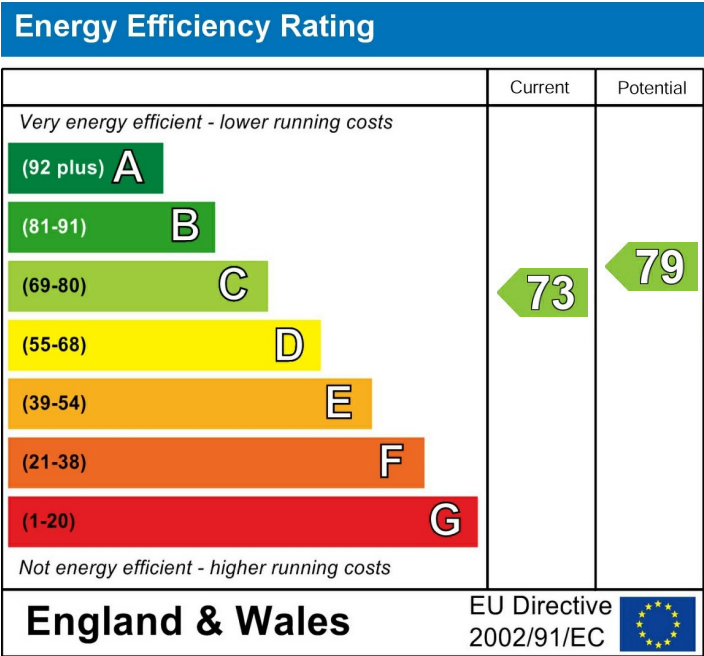
GROUND FLOOR



1ST FLOOR



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Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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